



CANNON BUILDING  
861 SILVER LAKE BLVD., SUITE 203  
DOVER, DELAWARE 19904-2467

**STATE OF DELAWARE  
REAL ESTATE COMMISSION**

TELEPHONE: (302) 744-4500  
FAX: (302) 739-2711  
WEBSITE: [DPR.DELAWARE.GOV](http://DPR.DELAWARE.GOV)  
EMAIL: [customerservice.dpr@state.de.us](mailto:customerservice.dpr@state.de.us)

PUBLIC MEETING MINUTES:	<b>REAL ESTATE COMMISSION</b>
MEETING DATE AND TIME:	<b>Thursday, April 11, 2019 at 9:00 a.m.</b>
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A, Second Floor of the Cannon Building
MINUTES FOR APPROVAL	May 9, 2019

**MEMBERS PRESENT**

Lynette Scott, Professional Member, **Chairperson**  
Lynn Rogers, Public Member, **Vice-Chairperson**  
Nikki Lane, Professional Member, **Secretary**  
Nora Martin, Professional Member  
Randy Marvel, Professional Member

**DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Kelly, Deputy Attorney General  
Alison Warren, Administrative Assistant III

**MEMBERS ABSENT**

Jason Giles, Professional Member

**ALSO PRESENT**

Andrew Taylor  
Matt Lafferty  
Tony Favata  
VMonica LeBlanc  
Anna Vleugels  
Stephen Hampton  
Jean Binkley  
Michael Davis  
Duncan Patterson  
Sal Sedita  
Bobbi Slagle

**CALL TO ORDER**

Ms. Scott called the meeting to order at 9:03 a.m.

**REVIEW OF MINUTES**

The Commission reviewed the February 14, 2019 meeting minutes. Ms. Lane made a motion, seconded by Ms. Martin, to approve the February minutes as written. By unanimous vote, the motion carried.

## **UNFINISHED BUSINESS**

### **Proposal to Deny Hearing for Michael Skipski, Salesperson - Continued**

Ms. Kelly called the hearing to order at 9:19 a.m. The Commission introduced themselves for the record. Ms. Kelly advised the purpose of today's hearing was Mr. Skipski does not appear to meet the statutory requirements pursuant to §2907(a)(4). Ms. Kelly reviewed the previous hearing testimony. The decision was tabled at the previous hearing in order to give Ms. Skipski more time to provide additional documentation. Mr. Skipski's application, all supporting documentation, and all correspondence between the Commission and Mr. Skipski were entered in to the record. Mr. Skipski was not present for the hearing. The Commission went into public deliberations at 9:24 a.m. Ms. Martin moved, seconded by Mr. Marvel to deny Mr. Skipski's application for licensure. By unanimous vote the motion passed. The hearing concluded at 9:25 a.m.

## **NEW BUSINESS**

### **Guaranty Fund Claim Hearing – Jean L Binkley vs White Realty Associates at 9:00 a.m.**

Ms. Kelly called the hearing to order at 9:05 a.m. The Commission introduced themselves for the record. Ms. Binkley's request, all supporting documentation, and all correspondence between the Commission and Ms. Binkley were entered into the record as exhibit 1. Ms. Binkley was sworn and represented by Counsel Mr. Stephen Hampton. Ms. Binkley provided her testimony. The Commission questioned Ms. Binkley. Ms. Binkley did not have any additional testimony in closing her case before the Commission. The Commission went into deliberations at 9:10 a.m. Ms. Lane moved, seconded by Mr. Marvel to grant the reimbursement request of \$5,000.00 (principal only) made payable to both parties on the agreement of sale. By unanimous vote, the motion carried. The hearing concluded at 9:18 a.m.

### **Review and Consider Hearing Officer Recommendation for Wilfrieda a Vleugels**

The Commission reviewed and considered the recommendation for Ms. Vleugels. Ms. Lane moved, seconded by Mr. Marvel to recommend 1 year of probation instead of a letter of reprimand, required completion of CE's in Ethics and Property Management, and a fine of \$1,000.00. Ms. Vleugels would need to request a hearing to have her probation lifted. By unanimous vote the motion carried.

### **Complaint Process Overview: Megan Miller – License Investigator III**

Megan Miller gave the Commission an overview of the complaint process at the Division of Professional Regulation. She reviewed how a complaint is filed, what the steps are involved in the process and what decisions are made once a complaint is investigated. Megan also reviewed what types of complaints are in DPR's jurisdiction to investigate and what complaints are not handled by the division. She did emphasis that when a complaint is closed, whenever possible, we always provide guidance as to what other agency they can go to, to file a complaint, etc.

### **Education Committee Report – March 7, 2019 & April 4, 2019**

Sal Sedita addressed the Commission and provided the Education Committee report from the March and April meetings.

### **Ratification of Associate Brokers/Broker/Salesperson Applications**

Mr. Marvel made a motion, seconded by Mr. Rogers, to ratify the approved applications for associate brokers, brokers, and salespersons per the attached list. By unanimous vote, the motion carried.

### **Ratification of New Office Application(s):**

**Keller Williams Realty** – Ms. Lane made a motion, seconded by Mr. Giles to table the new office application for Keller Williams Realty pursuant to §2923 (a)(1). By unanimous vote, the motion carried.

**AT Brokers, LLC** – Ms. Martin made a motion, seconded by Mr. Marvel to table the new office application for AT Brokers, LLC pursuant to §2923 (a)(1). By unanimous vote, the motion carried.

#### Review of Reinstatement Application(s):

Marvin Sachs – the Commission reviewed Mr. Sach's reinstatement application and his request to receive a waiver from taking the law portion of the exam. Mr. Marvel moved, seconded by Ms. Rogers to approve his application and waiver request. 4 members approved, 1 abstained, the motion carried.

#### Review of Salesperson Application(s):

Kenneth Nelson – Ms. Scott moved, seconded by Ms. Lane to approve the Salesperson application for Mr. Nelson. By unanimous vote, the motion carried.

Alice Messick – Mr. Marvel moved, seconded by Mr. Rogers to approved the Salesperson application for Ms. Messick. By unanimous vote, the motion carried.

#### Review of New Office Application(s):

YFire, Inc – Ms. Scott moved, seconded by Mr. Marvel to approve the New Office Permit application for YFire, Inc. contingent they provide a deposit slip that states, escrow account and lists the account number. They also need to amend ques. #15 listing the actual account number. Once provided the updated information will be sent to Ms. Scott for final approval. By unanimous vote, the motion carried.

#### Review of Office Relocation Application(s):

Keller Williams Realty - Ms. Lane moved, seconded by Ms. Martin to approve the Office Relocation application for Keller Williams Realty. By unanimous vote, the motion carried.

By The Sea Real Estate – Ms. Lane moved, seconded by Ms. Martin to approve the Office Relocation application for By The Sea Real Estate contingent on them providing a deposit slip, stating escrow account and lists the account number. By unanimous vote, the motion carried.

NextHome Preferred - Mr. Marvel moved, seconded by Mr. Rogers to approve the Office Relocation application for NextHome Preferred. By unanimous vote, the motion carried.

5 Star Properties of De, LLC – Mr. Marvel moved, seconded by Mr. Rogers to approve the Office Relocation application for 5 Star Properties of DE, LLC. By unanimous vote, the motion carried.

#### Status of Complaints

Complaint #02-01-19 – Sent to the AG's Office

Complaint #02-05-19 – Closed by Investigator

Complaint #02-19-18 – Closed by Investigator

Complaint #02-32-18 – Sent to AG's Office

Complaint #02-38-18 – Closed by Investigator

Bright MLS - the Commission discussed the issue of unlicensed agents listing homes on Bright MLS. DPR can send cease and desist letters to unlicensed agents but does not have any other jurisdiction over these agents.

Board Elections – Ms. Scott moved, seconded by Mr. Marvel to nominate Nikki Lane for Chairperson. By unanimous vote the motion carried.

Ms. Scott moved, seconded by Ms. Lane to nominate Randy Marvel for Vice-Chairperson. By unanimous vote, the motion carried.

Ms. Scott moved, seconded by Mr. Rogers to nominate Nora Martin for Secretary. By unanimous vote, the motion carried.

#### **CORRESPONDENCE**

There was no correspondence

**OTHER BUSINESS BEFORE THE COMMISSION** (for discussion only)

There was no other business before the Board.

**PUBLIC COMMENT**

Andy Taylor explained that the ethics process at RE Associations is private and cannot proceed until an open complaint with DPR is closed.

**NEXT SCHEDULED MEETING**

The next meeting will be held on May 9, 2019 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

**ADJOURNMENT**

There being no further business before the Commission, Mr. Rogers moved, seconded by Ms. Lane, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:15 a.m.

Respectfully submitted,

*Alison Warren*

Alison Warren  
Administrative Specialist III

*The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentation.*



